



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

June 2, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes – Approve minutes for meetings of March 17, April 7, and May 5, 2004.

B. Communications

1. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5195, located on the southwest corner of East Butler and South Minnewawa Avenues.

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-03-21, Rezone Application No. R-03-83, Conditional Use Permit Application No. C-04-42, Vesting Tentative Tract Map No. 5247/UGM and environmental findings, filed by Granville Homes for 159 acres of property located on the east side of North Grantland Avenue, between West Barstow and West Sierra Avenues.
1. Environmental Assessment No. A-03-21/R-03-83/C-04-42/T-5247, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-21, requesting to amend the 2025 Fresno General Plan and the West Area Community Plan relating to 9 acres of property, located on the northeast corner of North Grantland and West Bullard Avenues, from the neighborhood commercial planned land use designation to the medium density residential land use designation. The plan amendment application also requests to amend the above-noted plans, relating to 19 acres of property located at the northeast corner of North Grantland and West Barstow Avenue, from the public facility planned land use designation to the neighborhood commercial (4 acres) and medium density residential (15 acres) planned land use designations.
 3. Rezone Application No. R-03-83, requesting to rezone a 4-acre portion of the site located on the northeast corner of North Grantland and West Barstow Avenues from the R-R (*Rural Residential-Fresno County*) zone district to the C-1/UGM (*Neighborhood Commercial/Urban Growth Management*) zone district; and to rezone 54 acres of property located on the east side of North Grantland Avenue, between West Barstow and West Sierra Avenues from the R-R (*Rural Residential-Fresno County*) and AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone districts to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. The rezone application also proposes to rezone a 21-acre portion of the site, located on the west side of North Bryan Avenue, between West Barstow and West Bullard Avenues, from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district and to rezone a 13-acre portion of the site adjacent to this portion from the R-R (*Rural Residential - Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 4. Vesting Tentative Tract Map No. 5247/UGM, a proposal to subdivide a 122-acre portion of the site, on the east side of North Grantland Avenue, between West Barstow and West Bullard Avenues, into a 417-lot single family residential subdivision with 5 remainder parcels and 2 outlots.
 5. Conditional Use Permit Application No. C-04-042, proposing to authorize a residential planned development which will allow the residential subdivision to be developed with design modifications including decorative street lighting and paving, reduced lot widths and area for approximately 67 lots and reduced front-yard setbacks on selected lots to facilitate the use of side entrance garages and other alternative building designs.
 - West Area Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend approval of the plan amendment and rezone applications to the City Council; Approve the tentative tract map and conditional use permit applications
 - Will be considered by City Council (plan amendment and rezone applications only)

VIII. NEW MATTERS – Continued

- B. Consideration of Plan Amendment Application No. A-03-22, Rezone Application No. R-03-69 and related Vesting Tentative Tract Map No. 5258/UGM, Rezone Application No. R-03-84 and related Vesting Tentative Tract Map No. 5295/UGM and environmental findings, filed by Ingels-Braun, on behalf of Sunnyside Ranch, for 109 acres of property located on the west side of South Clovis Avenue extending between the Union Pacific Railroad (California alignment) and 350 feet south of the East Church Avenue alignment.
1. Environmental Assessment No. A-03-22/R-03-69/R-03-84/T-5258/T-5295, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-22, requesting to amend the 2025 Fresno General Plan and the Roosevelt Community Plan relating to a 22-acre portion of the project site located immediately along the west side of South Clovis Avenue. The amendment proposes to change the office commercial planned land use designation for approximately 12 acres of property and the neighborhood commercial planned land use designation for approximately 10 acres of property to the medium density residential planned land use designation.
 3. Rezone Application No. R-03-69 and related Vesting Tentative Tract Map No. 5258, requesting to rezone an approximately 70 net acre portion of the site from AE-5 (*Exclusive Five Acre Agricultural*) and AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone districts to R-1 (*Single Family Residential*) and R-1/UGM (*Single Family Residential/Urban Growth Management*) zone districts and subdivide the subject area into 258 single family residential lots.
 4. Rezone Application No. R-03-84 and related Vesting Tentative Tract Map No. 5295, rezoning an approximately 26 net acre portion of the site from AE-5 (*Exclusive Five Acre Agricultural*) and AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone districts to R-1 (*Single Family Residential*) and R-1/UGM (*Single Family Residential/Urban Growth Management*) zone districts and subdivide the subject area into 123 single family residential lots.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Michael Sanchez
 - Staff Recommendation: Recommend approval of the plan amendment and rezone applications to the City Council; Approve tentative tract maps
 - Will be considered by City Council (plan amendment and rezone applications only)

VIII. NEW MATTERS – Continued

- C. Consideration of Vesting Tentative Tract No. 5229/UGM, Rezone Application No. R-03-81, and environmental findings, filed by R. W. Greenwood Associates, Inc., for approximately 5 acres of property located on the east side of North Chestnut Avenue between East Copper and East International Avenues.
1. Environmental Assessment No. R-03-81/T-5229, determination of initial study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Vesting Tentative Tract Map No. 5229/UGM, an 8-lot single family residential subdivision.
 3. Rezone Application No. R-03-81, requesting to rezone the subject site from the County of Fresno AL-20 (*Limited Twenty Acre Agricultural*) zone district to the R-1-C/UGM (*Single Family Residential/Urban Growth Management*) – 9,000 square foot minimum lot size – zone district.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Recommend approval of rezone application to the City Council; Approve the tentative tract map with conditions
 - Will be considered by City Council (rezone application only)
- D. Consideration of Rezone Application No. R-04-02, Vesting Tentative Tract No. 5284/UGM and environmental findings, filed by Quad Knopf, on behalf of DS Ventures, for 42 acres of property located on the northeast corner of North Polk and West McKinley Avenues.
1. Environmental Assessment No. R-04-02/T-5284, determination of initial study to file a Mitigated Negative Declaration.
 2. Rezone Application No. R-04-02, requesting to rezone the 42-acre project site from the AE-5/UGM (*Five Acre Exclusive Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract No. 5284/UGM, proposes to subdivide the entire 42-acre site into a 179-lot single family residential subdivision.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend approval of rezone application to the City Council; Approve the tentative tract map with conditions
 - Will be considered by City Council (rezone application only)

VIII. NEW MATTERS – Continued

- E. Consideration of Rezone Application No. R-04-17, Vesting Tentative Tract Map No. 5310 and environmental findings, filed by Yamabe and Horn Engineering, on behalf of Lennar Homes Inc./Cambridge Homes, for 18.27 acres of property located on the east side of South Armstrong Avenue between East Kings Canyon Road and East Butler Avenue.
1. Environmental Assessment No. R-04-17/T-5310, determination of initial study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-17, requesting to rezone the 18.27-acre project site from the AE-20 (*Exclusive Twenty Acre Agricultural*) zone district to the R-1 (*Single Family Residential*) zone district.
 3. Vesting Tentative Tract Map No. 5310, proposes to subdivide the entire 18.27-acre site into a 91-lot single family residential subdivision.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend approval of the rezone application to the City Council; Approve the tentative tract map application
 - Will be considered by City Council (rezone application only)
- F. Consideration of Vesting Tentative Tract No. 5210/UGM, Rezone Application No. R-03-65 and Conditional Use Permit Application No. C-03-221, filed by Self-Help Enterprises, for the development of 14 acres located on the northwest corner of South Willow and East Jensen Avenues.
1. Environmental Assessment No. R-03-65/C-03-221/T-5210, determination of initial study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Vesting Tentative Tract No. 5210/UGM, a 41-lot (plus one remainder) single family residential planned development.
 3. Rezone Application No. R-03-65, requesting to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 4. Conditional Use Permit Application No. C-03-221, to authorize a 41-unit planned development.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval with conditions
 - Will be considered by City Council

IX. REPORT FROM SECRETARY

- A. Presentation of the FY05 Planning and Development Department budget.

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT